



# CITY OF BLUE LAKE OPPORTUNITY ZONE

Powers Creek District Vision





# What is the Opportunity Zone?

The Opportunity Zone is a highly flexible mixed use development zone that allows residential development to be integrated into areas of retail/commercial and manufacturing uses. An example of this type of zoning is the Creamery District in Arcata. In this district you see a mix of uses cohabitating and creating a vibrant and reciprocal economic base. Another example of this type of development is the Barlow in Sebastopol; in this space they transformed an industrial site into a mix of retail, commercial and artisan spaces through the creation of walkable and eclectic design.





# What Does the Current Zoning Allow?

Currently, the zoning in the Powers Creek District allows a mix of light industrial to heavy industrial uses. The parcels zoned Industrial or "M" allows for the development of sawmills, power plants, commercial aggregate extraction and processing, vehicle/equipment repair shops or other heavy industrial applications. The parcels zoned Light Industry or "ML," allow such uses as craft manufacturing, distribution and warehousing, indoor and outdoor storage, offices, training facilities, art studios, and research and development facilities. Neither zoning currently allows residential development and the zones do not recognize the "trail." The trail is designated as the fire access road for the parcels located along the creek.

## **Building Heights and Setbacks in the "M" Zone:**

- Building Height Limits of 8 Stories, not to Exceed 100 Feet
- Minimum Setbacks from all Property Lines is 10 Feet
- No Building Shall Be Constructed within 25 Feet of a Public Right-of-Way

## **Building Heights and Setbacks in the "ML" Zone:**

- 3 Stories, Not to Exceed 60 Feet
- No Building Shall Be Constructed within 25 Feet of a Public Right-of-way
- No Building Shall Be Constructed within 50 Feet of the Centerline of the Creek









# How Does the Opportunity Zone Protect the Creek and Trail

The Opportunity Zone has been specifically drafted to ensure that Powers Creek and the “trail” are protected and enhanced. The success of future development in the area lies in its proximity to the natural environment and the ability to enhance the City’s recreation infrastructure.

## **The Opportunity Zone Has Built in the Following Development Constraints:**

- Restrictions on the proportion of residential units relative to retail/commercial space; this prevents buildings that are strictly residential in nature
- Residential units on the ground floor requires a use permit, but are not allowed to front directly on the street or pedestrian/bicycle corridors and shall not exceed 50% of the floor area of the ground floor
- Building coverage may not exceed 70% of the lot area
- 50-foot setbacks from centerline of the creek and 25-foot setbacks from the closest edge of the trail are required
- Underground utilities, unless concealed within the building, trellises or special architectural features
- Common usable space is required for all residential development
- 100 sq. ft of open space is required for each bedroom; no space shall be less than 300 square feet
- Site Plan Approval is **required** for all development and allows the Planning Commission to recommend conditions or modifications to site and building design
- Outdoor lighting will comply with the International Dark Sky Association’s requirements
- Most of the properties fronting the creek and the trail are owned by the City; thus, the City maintains full site control and can require additional development standards



# Examples of Mixed-Use Development



Erskine Photography







# Comparable Building Heights

---

20-25 FEET

---

30-35 FEET

---

40-50 FEET